

# **EXHIBIT B**

Circuit City Center  
c/o Grubb & Ellis/Adena Realty Advisors  
8800 Lyra Drive, Suite 150  
Columbus, OH 43240  
(614) 436-9800

# INVOICE



**Grubb & Ellis**  
Property Solutions Worldwide

Adena  
Realty Advisors

Circuit City Stores, Inc. Store #3572  
Vice President of Real Estate  
Deep Run I  
9950 Maryland Drive  
Richmond, VA 23233

DATE ACCOUNT NUMBER  
11/1/2008 Circuit 1  
INVOICE #: 339873  
Circuit City Stores, Inc. Store #3572

**MAKE CHECKS PAYABLE TO: Circuit City Center**  
**Grubb & Ellis/Adena Realty**  
**Dept. 8502-06, PO Box 30516**  
**Lansing MI 48909-8016**

Date	Code	Description	Charges	Payments	Amount Due	Date	Code	Amount Due
11/1/2008	REC	AUTOCHRG @T11/30/2008	2,905.00	0.00	2,905.00	11/1/2008	REC	2,905.00
11/1/2008	RNT	AUTOCHRG @T11/30/2008	52,611.00	0.00	52,611.00	11/1/2008	RNT	52,611.00

Current	30	60	90	120	BALANCE DUE
55,516.00	0.00	0.00	0.00	0.00	55,516.00

BALANCE DUE 55,516.00

\$55,516.00 ÷ 30 days = \$1,850.5333

x21

November Administrative Rent: \$ 38,861.20

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Richmond, VA 23233

DATE ACCOUNT NUMBER  
1/26/2009 Circuit 1  
INVOICE #: 346988  
Circuit City Stores, Inc. Store #3572

MAKE CHECKS PAYABLE TO: **Circuit City Center**  
**Grubb & Ellis/Adena Realty**  
**Dept. 8502-06, PO Box 30516**  
**Lansing MI 48909-8016**

Date	Code	Description	Charges	Payments	Amount Due	Date	Code	Amount Due
1/26/2009	PYR	2008 Full Year Taxes	75,075.97	0.00	75,075.97	1/26/2009	PYR	75,075.97

Current	30	60	90	120	BALANCE DUE
75,075.97	0.00	0.00	0.00	0.00	75,075.97

BALANCE DUE 75,075.97



DALE M. WILGUS  
DELAWARE COUNTY TREASURER  
140 N. Sandusky St.  
Delaware, Ohio 43015

Phone: (740) 833-2480

ADDRESSEE

NP LIMITED/CIRCUIT CITY  
C/O GRUBB & ELLIS/ADENA  
8800 LYRA DR STE 150  
COLUMBUS OH 43240-2148



# STATEMENT OF ACCOUNT

PERIOD-YEAR		PARCEL NUMBER	
1ST HALF 2008		318-434-01-024-918	
TAX DISTRICT			
45 CITY OF COLUMBUS			
TAX RATE		HALF YEAR/FULL YEAR	
81.91		HALF YEAR	
EFFECTIVE TAX RATE		TAXES DUE	PENALTY & INTEREST AFTER
54.293078		36,543.04	02/10/2009
DATE PAID		CHECK NUMBER	AMOUNT PAID

NOTICE:  
IF TAXES ARE NOT PAID WITHIN ONE YEAR FROM THE DATE THEY ARE DUE, THE PROPERTY IS SUBJECT TO FORECLOSURE FOR TAX DELINQUENCY UNDER CHAPTER 5721 OF THE OHIO REVISED CODE.

## REAL ESTATE

TAX DISTRICT AND DESCRIPTION		
PROPERTY ADDRESS: 8655 LYRA DR COLUMBUS OH 43240 LANDS 18 3 4 12 13 SEE -000 FOR TAX VALUE		
LAND	466,240	ACRES
BUILDING	879,900	5.09
TOTAL	1,346,140	
School District		
Township	29,676.60	
Municipal	0.00	
Joint Vocational School	6,866.44	
County	0.00	
Fire	0.00	
Library	0.00	
Special	0.00	
MR/DD	0.00	
Park District	0.00	
911	0.00	
Special Asse	0.00	
LENDER C/		
CAUV REC	0.00	
CAUV SAVI		
OFFICE H		

SUMMARY OF CHARGES		
	1ST HALF	FULL YEAR
GROSS REAL ESTATE TAX	55,131.16	110,262.32
- REDUCTION AMOUNT	18,588.12	37,176.24
SUB TOTAL	36,543.04	73,086.08
- 10% ROLLBACK	0.00	0.00
- 2.5% ROLLBACK	0.00	0.00
- HOMESTEAD	0.00	0.00
REAL ESTATE NET	36,543.04	73,086.08
+ PENALTY	0.00	0.00
+ CURRENT ASSESSMENTS	0.00	0.00
+ DELQ ASSESSMENT	0.00	0.00
+ DELQ REAL ESTATE	0.00	0.00
LESS: PAYMENTS	0.00	0.00
TOTAL TAX	36,543.04	73,086.08

DUE DATE	TOTAL TAXES DUE
02/10/2009	36,543.04

\* 10% PENALTY IF NOT PAID BY DUE DATE

TO INSURE PROPT 002

ENCLOSED ENVELOPE.

REAL ESTATE	PARCEL NUMBER
73,086.08 FULL YEAR	318-434-01-024-918
DUE DATE	PAY THIS AMOUNT
02/10/2009	36,543.04

### MAKE CHECK PAYABLE & REMIT TO:

DALE M. WILGUS/DELAWARE COUNTY TREASURER  
140 N. Sandusky St.  
Delaware, Ohio 43015

DO NOT MARK BELOW THIS LINE  
FOR TREASURER'S OFFICE USE ONLY

Please DO NOT fold, staple, tape or paper clip your check or bill





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ADDRESSEE

POLARIS CIRCUIT CITY LLC  
C/O GRUBB & ELLIS/ADENA  
8800 LYRA DR STE 150  
COLUMBUS OH 43240-2148

58 2 196



# STATEMENT OF ACCOUNT

PERIOD-YEAR		PARCEL NUMBER
1ST HALF 2008		318-434-01-024-000
TAX DISTRICT		
45 CITY OF COLUMBUS		
TAX RATE	HALF YEAR/FULL YEAR	
81.91	HALF YEAR	
EFFECTIVE TAX RATE	TAXES DUE	PENALTY & INTEREST AFTER
54.293078	7,355.90	02/10/2009
DATE PAID	CHECK NUMBER	AMOUNT PAID

NOTICE:  
IF TAXES ARE NOT PAID WITHIN ONE YEAR FROM THE DATE THEY ARE DUE, THE PROPERTY IS SUBJECT TO FORECLOSURE FOR TAX DELINQUENCY UNDER CHAPTER 5721 OF THE OHIO REVISED CODE.

## REAL ESTATE

TAX DISTRICT AND DESCRIPTION			
PROPERTY ADDRESS: 8655 LYRA DR COLUMBUS OH 43240 18 3 4 12,13 1.692 IN LOT 12 3.398 IN LOT 13 SEE -918 FOR TIF VAL			
LAND	270,970	ACRES	
BUILDING	0		
TOTAL	270,970	5.09	
School District		5,973.99	
Township		0.00	
Municipal		284.52	
Joint Vocational School		310.49	
County		423.33	
Fire		0.00	
Library		5.42	
Special		0.00	
MR/DD		277.98	
Park District		80.17	
911		0.00	
Special Assessments		0.00	
LENDER CODE			
CAUV RECOUP	0.00		
CAUV SAVINGS	0.00		
SEE REVERSE SIDE FOR PAYMENT INSTRUCTIONS OFFICE HOURS: MONDAY THROUGH FRIDAY 8:30 A.M. TO 4:30 P.M.			

SUMMARY OF CHARGES		
GROSS REAL ESTATE TAX	1ST HALF	FULL YEAR
- REDUCTION AMOUNT	11,097.58	22,195.16
SUB TOTAL	3,741.68	7,483.36
- 10% ROLLBACK	7,355.90	14,711.80
- 2.5% ROLLBACK	0.00	0.00
- HOMESTEAD	0.00	0.00
REAL ESTATE NET	0.00	0.00
	7,355.90	14,711.80
+ PENALTY	0.00	0.00
+ CURRENT ASSESSMENTS	0.00	0.00
+ DELQ ASSESSMENT	0.00	0.00
+ DELQ REAL ESTATE	0.00	0.00
LESS: PAYMENTS	0.00	0.00
TOTAL TAX	7,355.90	14,711.80
TOTAL TAXES DUE		
02/10/2009	7,355.90	

\* 10% PENALTY IF NOT PAID BY DUE DATE

TO INSURE PROPER CREDIT, DETACH AND RETURN THIS PORTION IN THE ENCLOSED ENVELOPE.

### LEGAL DESCRIPTION

18 3 4 12,13 1.692 IN LOT 12 3.398 IN LOT 13  
SEE -918 FOR TIF VAL

POLARIS CIRCUIT CITY LLC  
C/O GRUBB & ELLIS/ADENA  
8800 LYRA DR SUITE 150  
COLUMBUS OH 43240

REAL ESTATE	PARCEL NUMBER
14,711.80 FULL YEAR	318-434-01-024-000
DUE DATE	PAY THIS AMOUNT
02/10/2009	7,355.90

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Calculation of  
Post Petition Accrued  
Real Estate  
Taxes Owed Polaris  
Circuit City, LLC  
By  
Circuit City Stores, Inc.

For Store No. 3572

Annual Real Estate Taxes for 2008 = \$75,075.97  
 $\$75,075.97 \div 365 \text{ days} = \$205.69 \text{ per day}$

November 10, 2008 through December 31, 2008 is 52 days x \$205.69 per day	10,695.88
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January 1, 2009 through February 28, 2009 is 59 days x \$205.69 per day	<u>12,135.72</u>
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22,831.59\*

\*Plus \$205.69 per day for each day after February 28,  
2009 until the Lease is rejected and the Premises are  
returned to the Landlord.